



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
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Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/HRB/S/0281/2023**

Date : 03/10/2023

To

The Commissioner
Tambaram Corporation,
Chennai-600 045.
Sir,

Sub: CMDA-Area plans Unit - High Rise Building (South) – The Revised Planning Permission Application for High Rise Building (HRB) with 48.0m height for additional construction of 11th floor + 12th to 14th floor and 15th floor (part) Residential Building with 290 dwelling Units and open swimming pool, Indoor Games, Multipurpose Hall, Dress change room at 15th floor (part) availing Premium FSI to the already approved Double Basement floor + Stilt floor + 11 floor part at Mount -Medavakkam Main Road, Keelkattalai, Chennai 600117 in Old S.Nos.316/4, 316/5(pt), 316/6B and 336/1A1, 336/1A2, 336/1A3, T.S.No.64/4 & 65, Block No.10, Ward No.H of Keelkattalai Village, Pallavaram Taluk within the limits of Tambaram Municipal Corporation applied by M/s. Lancor Holdings Limited - Approved and forwarded to Local Body for issue of Building License - Reg

- Ref:
1. Planning Permission Application received in CMDA/PP/HRB/S/0281/2023 dated 19.04.2023.
 2. Earlier Planning Permission issued for file no.C3(S)10720/2020 Dated : 08.03.2021.
 3. AAI NOC received in CHEN/SOUTH/B/101217/251394 dated 14.11.2017.
 4. IAF NOC received in TC/14758/2/ATC (PC-627), dated 13.02.2018.
 5. Environmental Clearance in letter No. SEIAA/TN/F.6584/EC/8(a)/625/2018 dated 31.12.2018.
 6. DF&RS NOC in R.Dis.No.2143/C1/2019, PP.NOC.No.56/2019 dated 03.05.2019
 7. Police (Traffic) NOC in Rc. No. Tr/License/410/11398/2019, dated 07.06.2019.
 8. Structural Design vetted by PWD for Double Basement floor + Stilt floor + 15 floors dated 10.10.2019.
 9. Environment clearance (EC) from SEIAA in letter No.SEIAA-TN/F.No.6852/EC/8(a)/699/2020, dated 13.03.2020.
 10. IAF NOC received in AFSTAM/5218/1/ATC, dated 25.02.2022.
 11. Amendment to DF&RS NOC in K.Dis.No.19058/C1/2021, K.Dis.No. 409/C1/2022 dated 28.02.2022.
 12. Revised Planning Permission Application CMDA/PP/HRB/S/0482/2021 returned unapproved Dated 29.04.2023.
 13. Minutes of the 271st MSB panel meeting held on 30.05.2023.
 14. Online particular letter sent to the applicant on 05.06.2023.
 15. Revised plan through online received dated 16.06.2023.
 16. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.
 17. The Government letter (Ms) No. 104, H&UD dept, dated 18.08.2023.
 18. The applicant letter dated.01.09.2023 enclosing the structural report and certificate.
 19. This office online DC letter dated 13.09.2023.

20. Applicant remitted DC and other charges in receipt no. CMDA/PP/Ch/11906/2023 dated 21.09.2023.

21.

The Revised Planning Permission Application for High Rise Building (HRB) with 48.0m height for additional construction of 11th floor + 12th to 14th floor and 15th floor (part) Residential Building with 290 dwelling Units and open swimming pool, Indoor Games, Multipurpose Hall, Dress change room at 15th floor (part) availing Premium FSI to the already approved Double Basement floor + Stilt floor+ 11 floor part at Mount -Medavakkam Main Road, Keelkattalai, Chennai 600117 in Old S.Nos.316/4, 316/5(pt),316/6B and 336/1A1, 336/1A2, 336/1A3, T.S.No.64/4 & 65, Block No.10, Ward No.H of Keelkattalai Village, Pallavaram Taluk within the limits of Tambaram Municipal Corporation applied by M/s. Lancor Holdings Limited has been examined and Planning Permission is issued based on the Government letter (Ms) No. 104, H&UD dept, dated 18.08.2023 approval accorded in the reference 17th cited subject to the usual conditions put forth by CMDA in reference 19th cited, including compliance of conditions imposed by the Government agencies in reference 3rd to 11th cited.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.74,757.00	CMDA/PP/Ch/10582/2023 & dt. : 19 April, 2023
II	Scrutiny Fees	Rs.37,302.00	CMDA/PP/Ch/11081/2023 & dt. : 16 June, 2023
III	Balance Scrutiny Fees	Rs.24,000.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023
IV	Development charges for building per Sq. m.	Rs.1,74,000.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023
V	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023
VI	I & A Charge	Rs.36,74,000.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023
VII	Security Deposit for Septic Tank / STP	Rs.80,000.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023
VIII	Premium FSI Charges	Rs.10,54,00,000.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023
IX	Shelter Charges	Rs.90,80,000.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023
X	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11906/2023 & dt. : 21 September, 2023

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.
4. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such

development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily consider only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

7. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.
8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.
9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)
10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0006/2023** dated

03/10/2023 in **Permit No. OL-00535** are sent herewith. The Planning Permission is valid for the period from **03/10/2023 to 02/10/2031**

- 11. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.**
12. The Commissioner Municipality is requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Earlier Planning Permission issued in PP No. C/PP/MSB/10 (A to E)/2021, Permit No.13260 in Letter No.C3(S)/10720/2020 dated 08.03.2021 for the proposed construction of Multistoreyed Building consisting of Double Basement floor + Stilt floor + 10th floor + 11th floors (part) Residential building with 210 dwelling units and swimming pool at 11th floor.

The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association. Hence, the Condition mentioned in Para No. 4 is not applicable since the site under reference lies in un-sewered area.

Yours faithfully,

Name: P KARTHEEPAN

Designation: Assistant Planner

Date: 03 October, 2023

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

M/s. LANCOR HOLDINGS LIMITED
Door No. : 58, G N CHETTY ROAD
T NAGAR, CHENNAI-600017

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

The Director,
Director of Fire and Rescue Service,
No.17, Rukumani laksmipathy salai,
Egmore, Chennai-600 008

The Chief Engineer,
TNEB, Chennai – 600002.

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.

Thiru A. Venkatakrishnan
Registered Architect,
Proprietary Firm. No.18,
3rd Seaward Road,
Valmiki Nagar, Thiruvanmiyur,
Chennai-600041.

Thiru.A.Peramaiyan,
Structural Engineer,
88-B2, 9th street,

North jagannathan nagar,
Villivakkam, ch-49

Thiru N.Soundirarajan
Construction Engineer,
No.2/395, south St,
Kariyavetti, K.K.Kurichy,
Ariyalur (DT)-621715

